HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

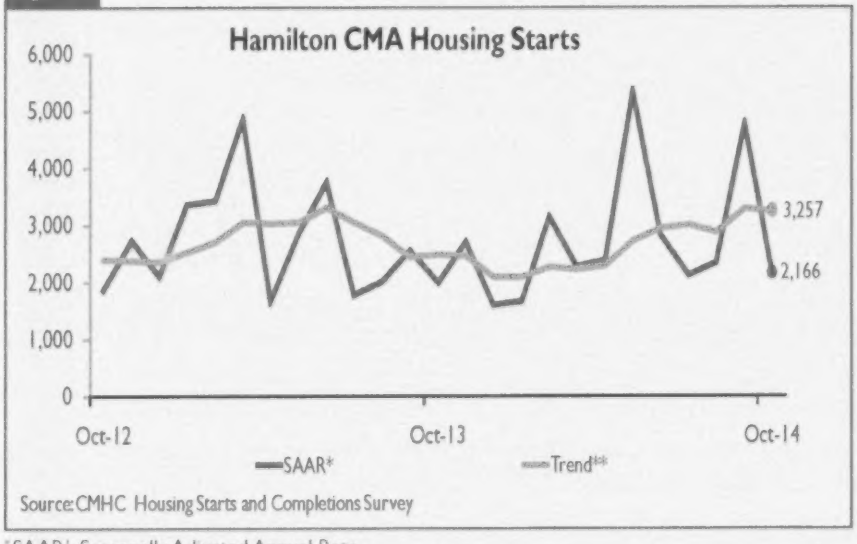
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2014

Highlights

- The trend in Hamilton CMA total housing starts was flat.
- Townhouse starts were up for the sixth consecutive month.
- Brantford CMA total housing starts trended down.

Figure 1



Source: CMHC Housing Starts and Completions Survey

*SAAR[1]: Seasonally Adjusted Annual Rate.
** Trend: Six-month moving average of the SAAR

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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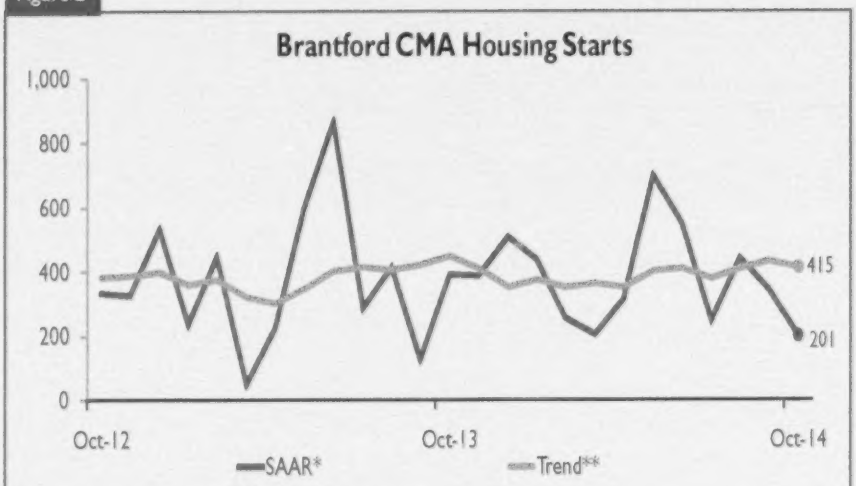
Hamilton CMA Total Housing Starts Trend Unchanged

Housing starts in the Hamilton Census Metropolitan Area (CMA) were trending at 3,257 units in October, almost unchanged from 3,293 units in September. The trend is a six month moving average of the monthly seasonally adjusted annual rate (SAAR) of housing starts. While the trend in Hamilton total housing starts remained stable in October 2014, strength varied by dwelling type. A tight resale market, with listings of affordable homes in short supply, encouraged home buyers to buy new. Townhouse starts were up for the sixth consecutive month in October, indicating that those buying in the affordable price ranges are turning to this more affordable ground-oriented home type in the new home market.

The standalone monthly SAAR was 2,166 units in October, down from 4,759 units in September. This month's decline in the SAAR measure was mainly due to fewer apartment starts. Year-to-date, apartment starts were 460 units, down 30 per cent compared to the first ten months of 2013. Single-detached housing starts were down 1.2 per cent during the same ten-month period.

According to Statistics Canada labour force survey data, full-time employment in Hamilton grew 6.8 per cent in October from a year earlier, marking the ninth consecutive monthly gain. The October increase in full-time employment was broad based among all age groups, indicating that employers are gaining confidence in Hamilton's economic recovery. Strong full-time job creation among the key home buying age group (25 to 64) supported homeownership demand. Meanwhile, higher full-time employment in the 15 to 24 age group encouraged household formation among young adults. A higher level of household formation among this group tends to increase overall rental housing demand, as young adults are predominantly renters. Hamilton's unemployment rate fell to 5.6 per cent in October 2014, the lowest since May 2011. Average weekly earnings grew three per cent during the first ten months of 2014, outpacing the general rate of inflation and another factor supporting homeownership demand.

Figure 2



Source: CMHC Housing Starts and Completions Survey

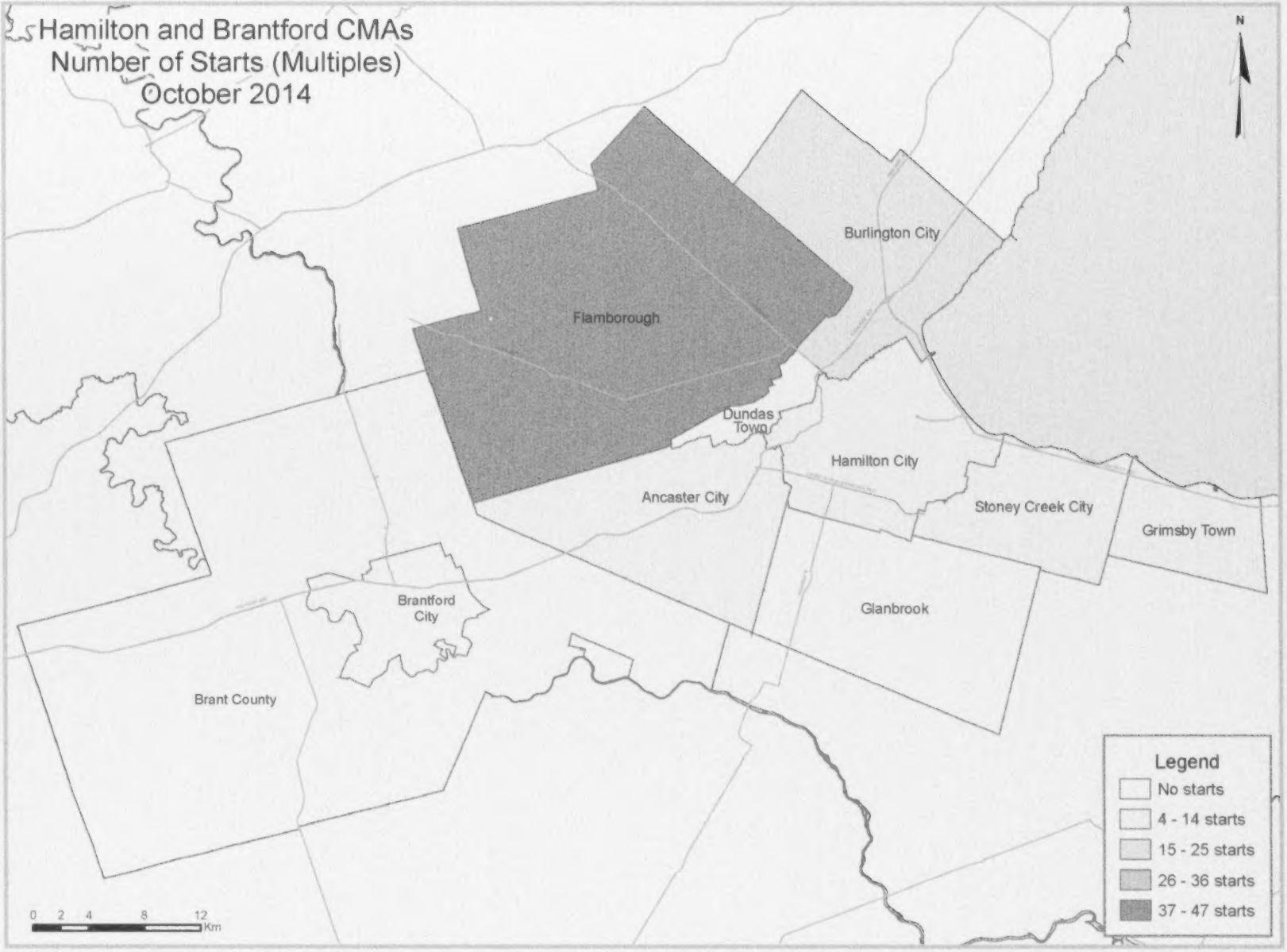
* SAAR[1]: Seasonally Adjusted Annual Rate.
** Trend: Six-month moving average of the SAAR

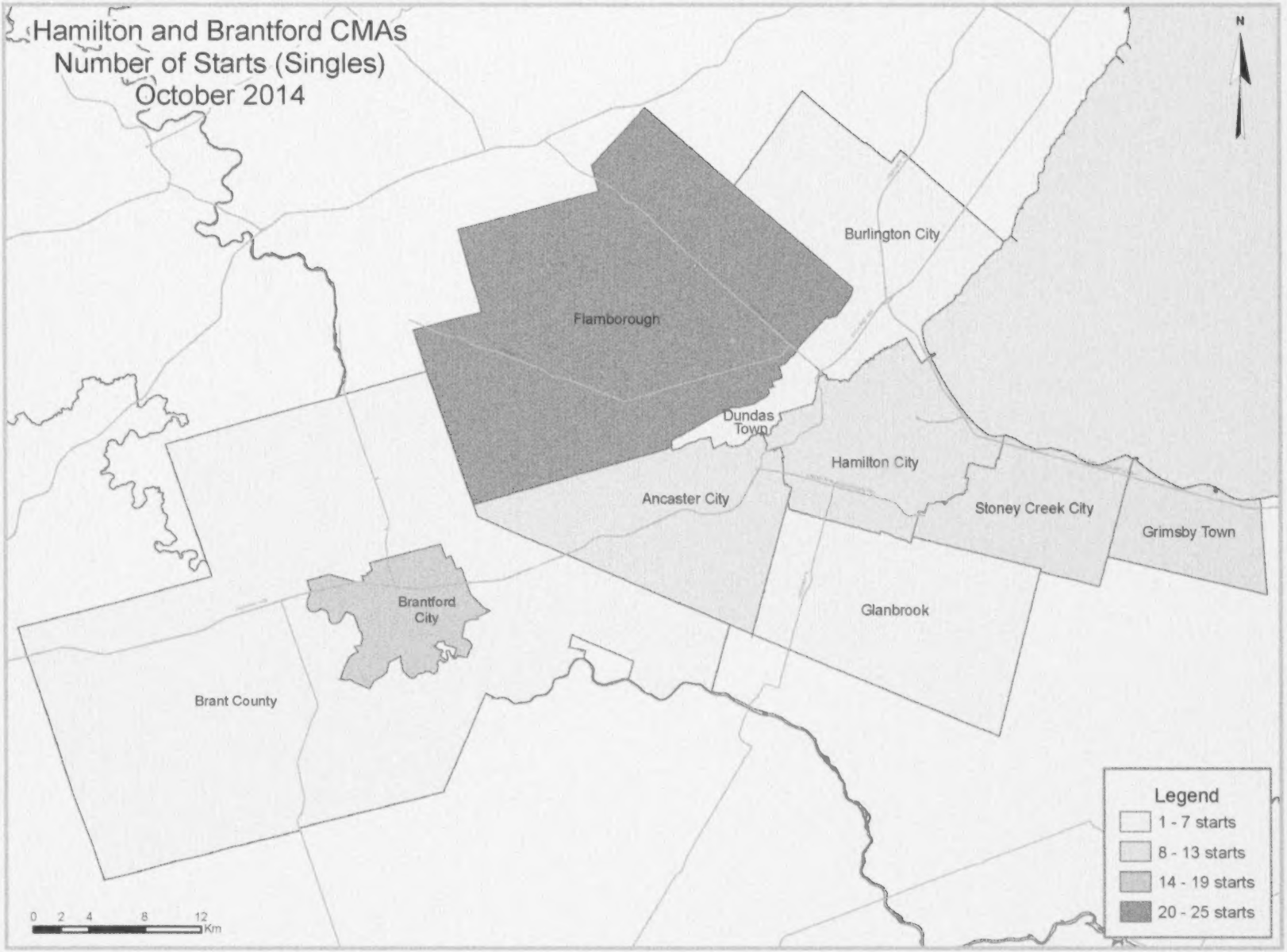
Brantford CMA Total Housing Starts Trending Down

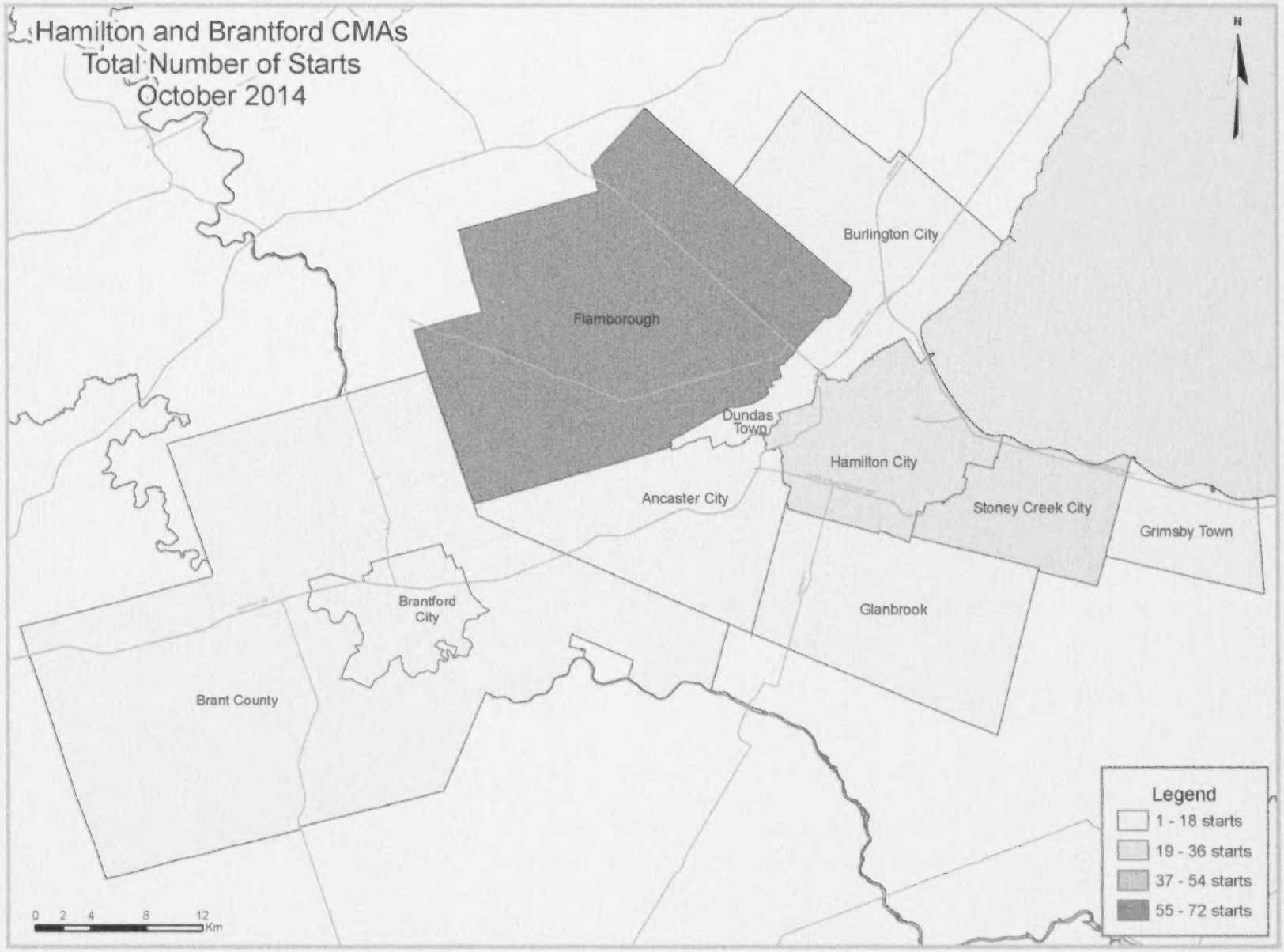
Housing starts in the Brantford CMA were trending down at 415 units in October compared to 434 units in September, due to weaker single and semi-detached housing construction. However, single-detached housing starts remained strong at 200 units in the first ten months of 2014, up 1.5 per cent from the same period in 2013. Move-up buyers coming from the more expensive neighbouring municipalities continue to support single-detached housing demand in Brantford. Typically, move-up buyers are in the 45 to 54 age group.

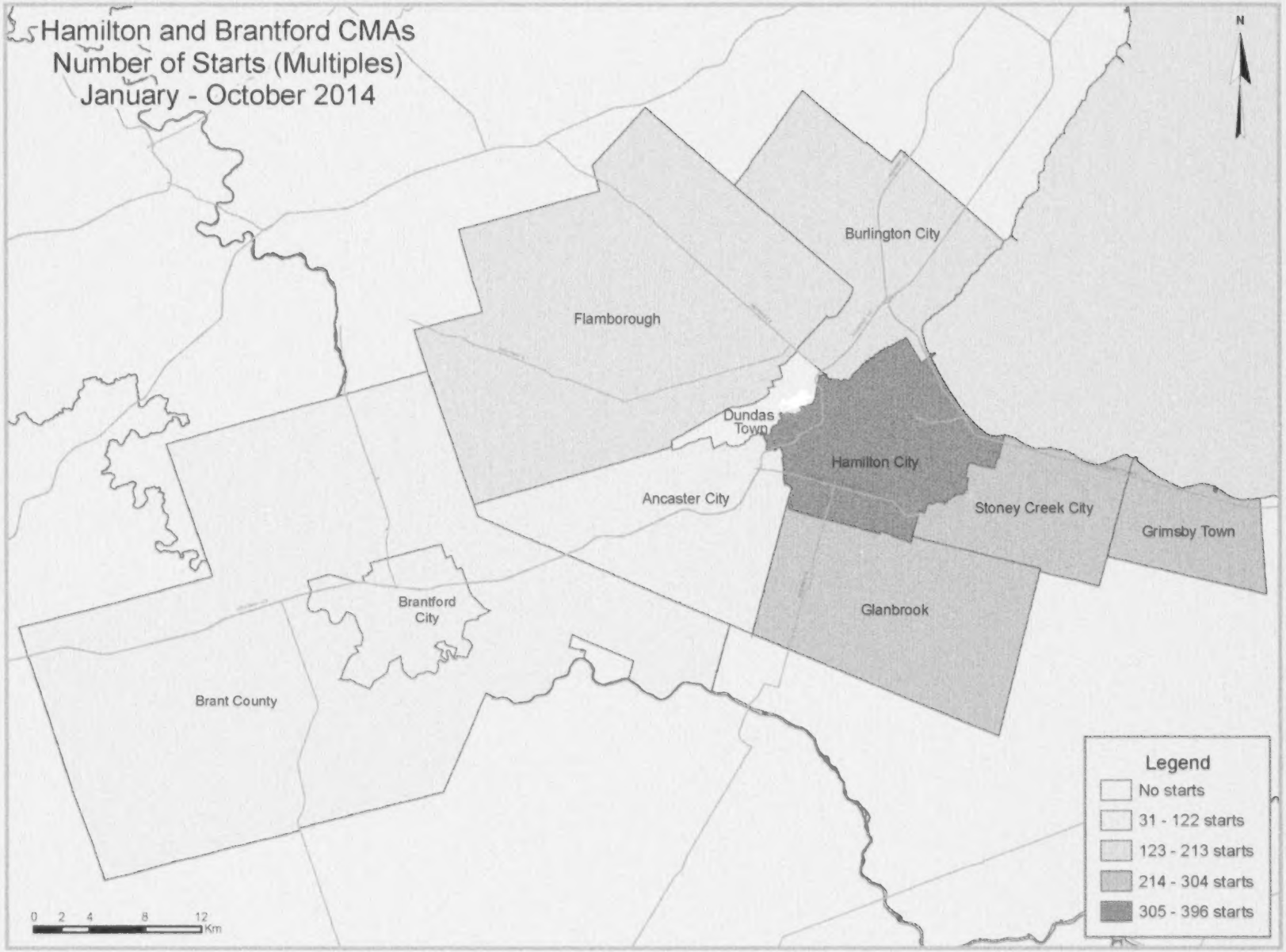
Existing home sales in the Brantford CMA increased by 3.5 per cent in October 2014 compared to the same month a year ago. The increase was due to stronger single-detached home sales which completely offset the sales decline in semi-detached, townhouse and condominium apartment dwellings. As in the new home market, the higher existing single-detached home sales reflected a strong housing demand coming from move-up buyers.

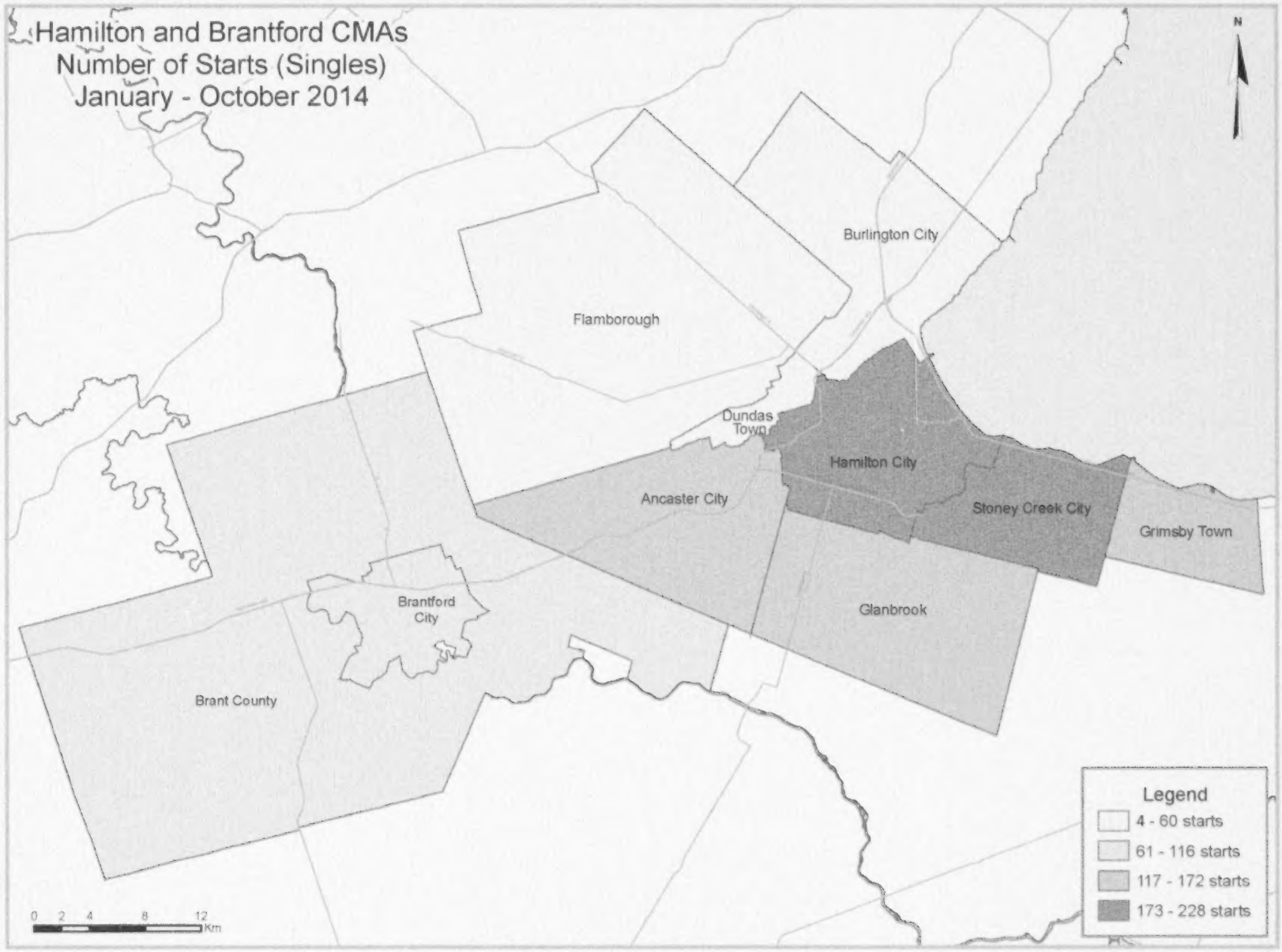
Higher employment and low mortgage rates have also boosted housing demand in Brantford. Full-time employment was up 0.9 per cent in October 2014 compared to the same month a year ago, marking the sixth consecutive year-over-year increase.

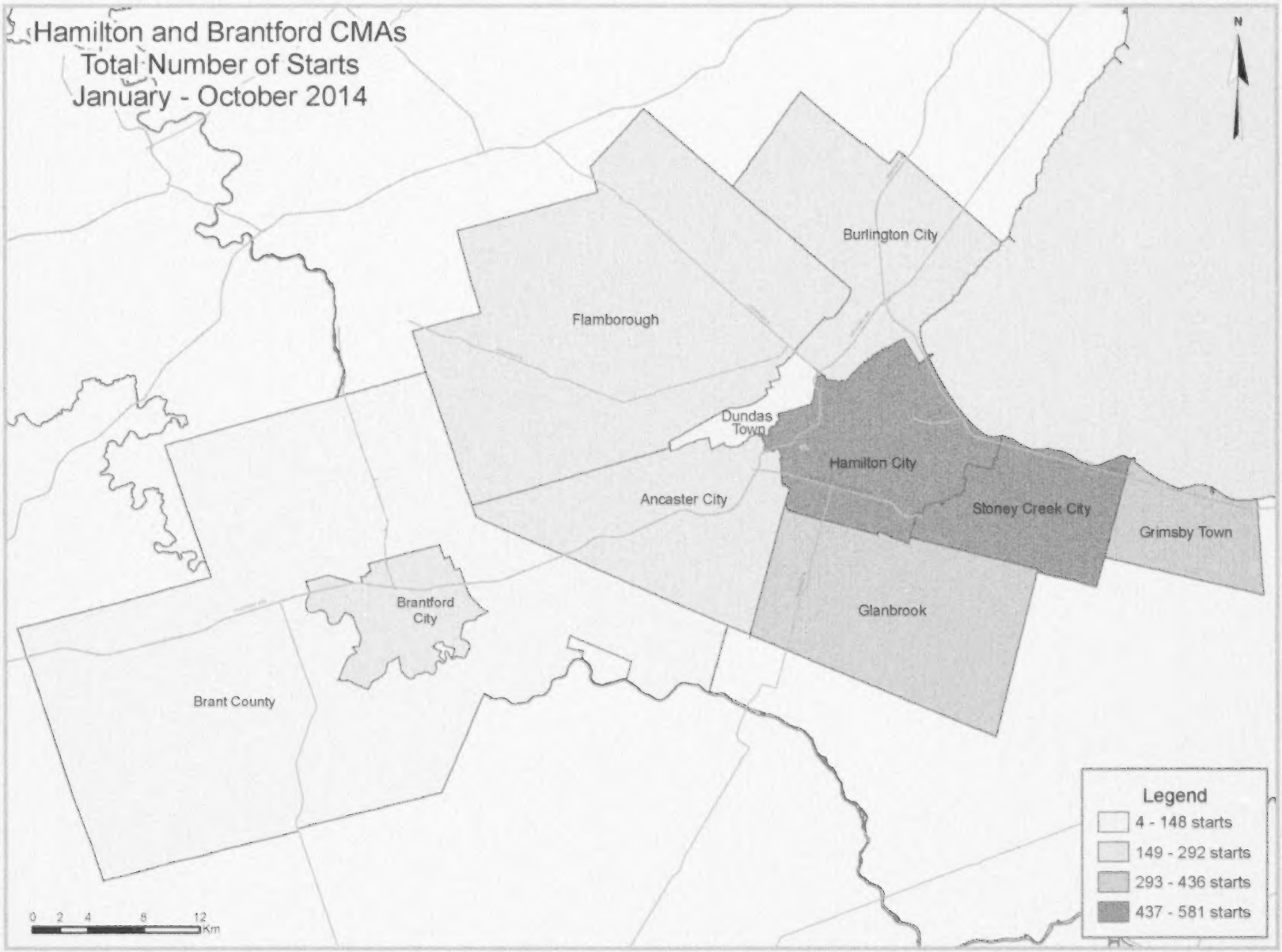

Hamilton and Brantford CMAs
Number of Starts (Multiples)
October 2014
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12
Km
Legend
No starts
4 - 14 starts
15 - 25 starts
26 - 36 starts
37 - 47 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
October 2014
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
Legend
1 - 7 starts
8 - 13 starts
14 - 19 starts
20 - 25 starts
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Total Number of Starts
October 2014
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12
Km
Legend
1 - 18 starts
19 - 36 starts
37 - 54 starts
55 - 72 starts


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - October 2014
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
No starts
31 - 122 starts
123 - 213 starts
214 - 304 starts
305 - 396 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - October 2014
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
4 - 60 starts
61 - 116 starts
117 - 172 starts
173 - 228 starts


Hamilton and Brantford CMAs
Total Number of Starts
January - October 2014
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
4 - 148 starts
149 - 292 starts
293 - 436 starts
437 - 581 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) October 2014		
Hamilton CMA[1]	September 2014	October 2014
Trend[2]	3,293	3,257
SAAR	4,759	2,166
	October 2013	October 2014
Actual		
October - Single-Detached	75	75
October - Multiples	86	95
October - Total	161	170
January to October - Single-Detached	973	961
January to October - Multiples	1,371	1,466
January to October - Total	2,344	2,427

Table 1b: Housing Starts (SAAR and Trend) October 2014		
Brantford CMA[1]	September 2014	October 2014
Trend[2]	434	415
SAAR	347	201
	October 2013	October 2014
Actual		
October - Single-Detached	37	22
October - Multiples	4	-
October - Total	41	22
January to October - Single-Detached	197	200
January to October - Multiples	119	104
January to October - Total	316	304

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2014	75	10	81	0	0	0	0	4	170
October 2013	75	6	33	0	10	0	0	37	161
% Change	0.0	66.7	145.5	n/a	-100.0	n/a	n/a	-89.2	5.6
Year-to-date 2014	955	86	701	6	219	336	0	124	2,427
Year-to-date 2013	964	66	362	9	281	339	14	309	2,344
% Change	-0.9	30.3	93.6	-33.3	-22.1	-0.9	-100.0	-59.9	3.5
UNDER CONSTRUCTION									
October 2014	806	98	694	1	285	501	182	444	3,011
October 2013	631	70	322	12	315	815	182	309	2,656
% Change	27.7	40.0	115.5	-91.7	-9.5	-38.5	0.0	43.7	13.4
COMPLETIONS									
October 2014	69	0	4	1	0	232	0	37	343
October 2013	122	4	26	2	28	0	0	0	182
% Change	-43.4	-100.0	-84.6	-50.0	-100.0	n/a	n/a	n/a	88.5
Year-to-date 2014	768	72	309	15	229	518	0	39	1,950
Year-to-date 2013	969	44	357	12	264	219	0	0	1,865
% Change	-20.7	63.6	-13.4	25.0	-13.3	136.5	n/a	n/a	4.6
COMPLETED & NOT ABSORBED									
October 2014	61	1	12	2	5	0	n/a	n/a	81
October 2013	46	6	4	1	5	0	n/a	n/a	62
% Change	32.6	-83.3	200.0	100.0	0.0	n/a	n/a	n/a	30.6
ABSORBED									
October 2014	67	0	6	1	0	232	n/a	n/a	306
October 2013	126	1	39	2	28	0	n/a	n/a	196
% Change	-46.8	-100.0	-84.6	-50.0	-100.0	n/a	n/a	n/a	56.1
Year-to-date 2014	778	77	300	15	231	518	n/a	n/a	1,919
Year-to-date 2013	987	41	363	12	268	219	n/a	n/a	1,890
% Change	-21.2	87.8	-17.4	25.0	-13.8	136.5	n/a	n/a	1.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2014	22	0	0	0	0	0	0	0	22
October 2013	37	4	0	0	0	0	0	0	41
% Change	-40.5	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	-46.3
Year-to-date 2014	188	2	16	12	48	0	8	30	304
Year-to-date 2013	197	10	67	0	42	0	0	0	316
% Change	-4.6	-80.0	-76.1	n/a	14.3	n/a	n/a	n/a	-3.8
UNDER CONSTRUCTION									
October 2014	131	6	22	10	72	0	3	30	274
October 2013	156	10	35	0	64	0	0	0	265
% Change	-16.0	-40.0	-37.1	n/a	12.5	n/a	n/a	n/a	3.4
COMPLETIONS									
October 2014	36	0	5	0	0	0	0	0	41
October 2013	16	0	8	0	18	3	0	0	45
% Change	125.0	n/a	-37.5	n/a	-100.0	-100.0	n/a	n/a	-8.9
Year-to-date 2014	220	6	23	2	38	0	6	0	295
Year-to-date 2013	199	8	66	0	51	3	7	0	334
% Change	10.6	-25.0	-65.2	n/a	-25.5	-100.0	-14.3	n/a	-11.7
COMPLETED & NOT ABSORBED									
October 2014	38	0	0	0	7	0	n/a	n/a	45
October 2013	14	0	2	0	9	0	n/a	n/a	25
% Change	171.4	n/a	-100.0	n/a	-22.2	n/a	n/a	n/a	80.0
ABSORBED									
October 2014	17	0	5	0	2	0	n/a	n/a	24
October 2013	15	0	7	0	15	3	n/a	n/a	40
% Change	13.3	n/a	-28.6	n/a	-86.7	-100.0	n/a	n/a	-40.0
Year-to-date 2014	208	6	39	2	45	0	n/a	n/a	307
Year-to-date 2013	214	8	68	0	56	3	n/a	n/a	370
% Change	-2.8	-25.0	-42.6	n/a	-19.6	-100.0	n/a	n/a	-17.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
October 2014	62	10	66	0	0	0	0	0	138
October 2013	73	4	33	0	0	0	0	0	110
Former Hamilton City									
October 2014	10	10	0	0	0	0	0	0	20
October 2013	18	4	7	0	0	0	0	0	29
Stoney Creek City									
October 2014	11	0	13	0	0	0	0	0	24
October 2013	4	0	0	0	0	0	0	0	4
Ancaster City									
October 2014	11	0	6	0	0	0	0	0	17
October 2013	26	0	0	0	0	0	0	0	26
Dundas Town									
October 2014	1	0	0	0	0	0	0	0	1
October 2013	1	0	0	0	0	0	0	0	1
Flamborough									
October 2014	25	0	47	0	0	0	0	0	72
October 2013	3	0	0	0	0	0	0	0	3
Glanbrook									
October 2014	4	0	0	0	0	0	0	0	4
October 2013	21	0	26	0	0	0	0	0	47
City of Burlington									
October 2014	3	0	15	0	0	0	0	0	18
October 2013	2	2	0	0	10	0	0	37	51
Grimsby									
October 2014	10	0	0	0	0	0	0	4	14
October 2013	0	0	0	0	0	0	0	0	0
Hamilton CMA									
October 2014	75	10	81	0	0	0	0	4	170
October 2013	75	6	33	0	10	0	0	37	161
Brant County									
October 2014	5	0	0	0	0	0	0	0	5
October 2013	8	2	0	0	0	0	0	0	10
Brantford City									
October 2014	17	0	0	0	0	0	0	0	17
October 2013	29	2	0	0	0	0	0	0	31
Brantford CMA									
October 2014	22	0	0	0	0	0	0	0	22
October 2013	37	4	0	0	0	0	0	0	41

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
October 2014	656	94	509	0	202	386	182	170	2,199
October 2013	543	66	248	4	149	237	182	2	1,431
Former Hamilton City									
October 2014	154	60	42	0	38	280	168	170	912
October 2013	153	18	30	0	21	195	168	0	585
Stoney Creek City									
October 2014	189	34	116	0	54	64	14	0	471
October 2013	57	26	34	0	14	0	14	0	145
Ancaster City									
October 2014	124	0	36	0	0	39	0	0	199
October 2013	147	0	42	4	0	39	0	0	232
Dundas Town									
October 2014	7	0	0	0	0	0	0	0	7
October 2013	4	0	0	0	0	0	0	0	4
Flamborough									
October 2014	59	0	130	0	31	3	0	0	223
October 2013	31	22	24	0	19	3	0	2	101
Glanbrook									
October 2014	123	0	185	0	79	0	0	0	387
October 2013	151	0	118	0	95	0	0	0	364
City of Burlington									
October 2014	69	4	42	0	64	82	0	270	531
October 2013	71	4	44	0	115	578	0	307	1,119
Grimsby									
October 2014	81	0	143	1	19	33	0	4	281
October 2013	17	0	30	8	51	0	0	0	106
Hamilton CMA									
October 2014	806	98	694	1	285	501	182	444	3,011
October 2013	631	70	322	12	315	815	182	309	2,656
Brant County									
October 2014	64	4	0	10	25	0	0	0	103
October 2013	72	2	3	0	24	0	0	0	101
Brantford City									
October 2014	67	2	22	0	47	0	3	30	171
October 2013	84	8	32	0	40	0	0	0	164
Brantford CMA									
October 2014	131	6	22	10	72	0	3	30	274
October 2013	156	10	35	0	64	0	0	0	265

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
October 2014	16	0	4	0	0	0	0	0	20
October 2013	115	4	26	2	17	0	0	0	164
Former Hamilton City									
October 2014	1	0	0	0	0	0	0	0	1
October 2013	24	0	8	0	0	0	0	0	32
Stoney Creek City									
October 2014	11	0	0	0	0	0	0	0	11
October 2013	17	4	11	1	6	0	0	0	39
Ancaster City									
October 2014	3	0	0	0	0	0	0	0	3
October 2013	21	0	0	1	0	0	0	0	22
Dundas Town									
October 2014	0	0	0	0	0	0	0	0	0
October 2013	1	0	0	0	0	0	0	0	1
Flamborough									
October 2014	0	0	0	0	0	0	0	0	0
October 2013	20	0	7	0	0	0	0	0	27
Glanbrook									
October 2014	1	0	4	0	0	0	0	0	5
October 2013	32	0	0	0	11	0	0	0	43
City of Burlington									
October 2014	4	0	0	0	0	232	0	37	273
October 2013	7	0	0	0	11	0	0	0	18
Grimsby									
October 2014	49	0	0	1	0	0	0	0	50
October 2013	0	0	0	0	0	0	0	0	0
Hamilton CMA									
October 2014	69	0	4	1	0	232	0	37	343
October 2013	122	4	26	2	28	0	0	0	182
Brant County									
October 2014	13	0	0	0	0	0	0	0	13
October 2013	10	0	0	0	11	3	0	0	24
Brantford City									
October 2014	23	0	5	0	0	0	0	0	28
October 2013	6	0	8	0	7	0	0	0	21
Brantford CMA									
October 2014	36	0	5	0	0	0	0	0	41
October 2013	16	0	8	0	18	3	0	0	45

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
October 2014	49	1	3	0	5	0	n/a	n/a	58
October 2013	34	6	4	0	5	0	n/a	n/a	49
Former Hamilton City									
October 2014	5	0	1	0	0	0	n/a	n/a	6
October 2013	4	0	1	0	0	0	n/a	n/a	5
Stoney Creek City									
October 2014	9	1	0	0	0	0	n/a	n/a	10
October 2013	17	6	2	0	0	0	n/a	n/a	25
Ancaster City									
October 2014	13	0	0	0	0	0	n/a	n/a	13
October 2013	4	0	0	0	0	0	n/a	n/a	4
Dundas Town									
October 2014	0	0	0	0	0	0	n/a	n/a	0
October 2013	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
October 2014	1	0	0	0	0	0	n/a	n/a	1
October 2013	1	0	1	0	0	0	n/a	n/a	2
Glanbrook									
October 2014	21	0	2	0	5	0	n/a	n/a	28
October 2013	8	0	0	0	5	0	n/a	n/a	13
City of Burlington									
October 2014	8	0	0	0	0	0	n/a	n/a	8
October 2013	10	0	0	0	0	0	n/a	n/a	10
Grimsby									
October 2014	4	0	9	2	0	0	n/a	n/a	15
October 2013	2	0	0	1	0	0	n/a	n/a	3
Hamilton CMA									
October 2014	61	1	12	2	5	0	n/a	n/a	81
October 2013	46	6	4	1	5	0	n/a	n/a	62
Brant County									
October 2014	12	0	0	0	0	0	n/a	n/a	12
October 2013	6	0	0	0	1	0	n/a	n/a	7
Brantford City									
October 2014	26	0	0	0	7	0	n/a	n/a	33
October 2013	8	0	2	0	8	0	n/a	n/a	18
Brantford CMA									
October 2014	38	0	0	0	7	0	n/a	n/a	45
October 2013	14	0	2	0	9	0	n/a	n/a	25

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
October 2014	12	0	3	0	0	0	n/a	n/a	15
October 2013	119	1	28	2	17	0	n/a	n/a	167
Former Hamilton City									
October 2014	0	0	0	0	0	0	n/a	n/a	0
October 2013	24	0	10	0	0	0	n/a	n/a	34
Stoney Creek City									
October 2014	12	0	0	0	0	0	n/a	n/a	12
October 2013	16	1	11	1	6	0	n/a	n/a	35
Ancaster City									
October 2014	0	0	0	0	0	0	n/a	n/a	0
October 2013	21	0	0	1	0	0	n/a	n/a	22
Dundas Town									
October 2014	0	0	0	0	0	0	n/a	n/a	0
October 2013	1	0	0	0	0	0	n/a	n/a	1
Flamborough									
October 2014	0	0	0	0	0	0	n/a	n/a	0
October 2013	20	0	7	0	0	0	n/a	n/a	27
Glanbrook									
October 2014	0	0	3	0	0	0	n/a	n/a	3
October 2013	37	0	0	0	11	0	n/a	n/a	48
City of Burlington									
October 2014	4	0	0	0	0	232	n/a	n/a	236
October 2013	7	0	11	0	11	0	n/a	n/a	29
Grimsby									
October 2014	51	0	3	1	0	0	n/a	n/a	55
October 2013	0	0	0	0	0	0	n/a	n/a	0
Hamilton CMA									
October 2014	67	0	6	1	0	232	n/a	n/a	306
October 2013	126	1	39	2	28	0	n/a	n/a	196
Brant County									
October 2014	8	0	0	0	1	0	n/a	n/a	9
October 2013	10	0	0	0	10	3	n/a	n/a	23
Brantford City									
October 2014	9	0	5	0	1	0	n/a	n/a	15
October 2013	5	0	7	0	5	0	n/a	n/a	17
Brantford CMA									
October 2014	17	0	5	0	2	0	n/a	n/a	24
October 2013	15	0	7	0	15	3	n/a	n/a	40

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	% Change
Hamilton CMA	75	75	10	6	81	43	4	37	170	161	5.6
City of Hamilton	62	73	10	4	66	33	0	0	138	110	25.5
Former Hamilton City	10	18	10	4	0	7	0	0	20	29	-31.0
Stoney Creek City	11	4	0	0	13	0	0	0	24	4	**
Ancaster City	11	26	0	0	6	0	0	0	17	26	-34.6
Dundas Town	1	1	0	0	0	0	0	0	1	1	0.0
Flamborough	25	3	0	0	47	0	0	0	72	3	**
Glanbrook	4	21	0	0	0	26	0	0	4	47	-91.5
City of Burlington	3	2	0	2	15	10	0	37	18	51	-64.7
Grimsby	10	0	0	0	0	0	4	0	14	0	n/a
Brantford CMA	22	37	0	4	0	0	0	0	22	41	-46.3
Brant County	5	n/a	0	n/a	0	n/a	0	n/a	5	n/a	n/a
Brantford City	17	29	0	2	0	0	0	0	17	31	-45.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Hamilton CMA	961	973	86	68	920	649	460	654	2,427	2,344	3.5
City of Hamilton	771	875	86	64	646	413	345	107	1848	1459	26.7
Former Hamilton City	185	201	50	14	65	38	281	99	581	352	65.1
Stoney Creek City	228	113	34	28	164	69	64	0	490	210	133.3
Ancaster City	145	203	0	0	36	36	0	6	181	245	-26.1
Dundas Town	4	4	0	0	0	0	0	0	4	4	0.0
Flamborough	52	96	0	22	161	84	0	2	213	204	4.4
Glanbrook	157	258	2	0	220	186	0	0	379	444	-14.6
City of Burlington	50	61	0	4	96	163	78	547	224	775	-71.1
Grimsby	140	37	0	0	178	73	37	0	355	110	**
Brantford CMA	200	197	2	10	72	109	30	0	304	316	-3.8
Brant County	98	n/a	2	n/a	29	n/a	0	n/a	129	n/a	n/a
Brantford City	102	120	0	8	43	83	30	0	175	211	-17.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Hamilton CMA	81	43	0	0	0	0	4	37
City of Hamilton	66	33	0	0	0	0	0	0
Former Hamilton City	0	7	0	0	0	0	0	0
Stoney Creek City	13	0	0	0	0	0	0	0
Ancaster City	6	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	47	0	0	0	0	0	0	0
Glanbrook	0	26	0	0	0	0	0	0
City of Burlington	15	10	0	0	0	0	0	37
Grimsby	0	0	0	0	0	0	4	0
Brantford CMA	0	0	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	920	635	0	14	336	345	124	309
City of Hamilton	646	399	0	14	225	105	120	2
Former Hamilton City	65	38	0	0	161	99	120	0
Stoney Creek City	164	55	0	14	64	0	0	0
Ancaster City	36	36	0	0	0	6	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	161	84	0	0	0	0	0	2
Glanbrook	220	186	0	0	0	0	0	0
City of Burlington	96	163	0	0	78	240	0	307
Grimsby	178	73	0	0	33	0	4	0
Brantford CMA	64	109	8	0	0	0	30	0
Brant County	29	n/a	0	n/a	0	n/a	0	n/a
Brantford City	35	83	8	0	0	0	30	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Hamilton CMA	166	114	0	10	4	37	170	161
City of Hamilton	138	110	0	0	0	0	138	110
Former Hamilton City	20	29	0	0	0	0	20	29
Stoney Creek City	24	4	0	0	0	0	24	4
Ancaster City	17	26	0	0	0	0	17	26
Dundas Town	1	1	0	0	0	0	1	1
Flamborough	72	3	0	0	0	0	72	3
Glanbrook	4	47	0	0	0	0	4	47
City of Burlington	18	4	0	10	0	37	18	51
Grimsby	10	0	0	0	4	0	14	0
Brantford CMA	22	41	0	0	0	0	22	41
Brant County	5	n/a	0	n/a	0	n/a	5	n/a
Brantford City	17	31	0	0	0	0	17	31

Table 2.5: Starts by Submarket and by Intended Market
January - October 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	1,742	1,392	561	629	124	323	2,427	2,344
City of Hamilton	1,370	1,227	358	216	120	16	1,848	1,459
Former Hamilton City	300	239	161	113	120	0	581	352
Stoney Creek City	378	182	112	14	0	14	490	210
Ancaster City	181	245	0	0	0	0	181	245
Dundas Town	4	4	0	0	0	0	4	4
Flamborough	182	180	31	22	0	2	213	204
Glanbrook	325	377	54	67	0	0	379	444
City of Burlington	91	107	133	361	0	307	224	775
Grimsby	281	58	70	52	4	0	355	110
Brantford CMA	206	274	60	42	38	0	304	316
Brant County	88	n/a	41	n/a	0	n/a	129	n/a
Brantford City	118	192	19	19	38	0	175	211

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	% Change
Hamilton CMA	70	124	0	4	4	54	269	0	343	182	88.5
City of Hamilton	16	117	0	4	4	43	0	0	20	164	-87.8
Former Hamilton City	1	24	0	0	0	8	0	0	1	32	-96.9
Stoney Creek City	11	18	0	4	0	17	0	0	11	39	-71.8
Ancaster City	3	22	0	0	0	0	0	0	3	22	-86.4
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	0	20	0	0	0	7	0	0	0	27	-100.0
Glanbrook	1	32	0	0	4	11	0	0	5	43	-88.4
City of Burlington	4	7	0	0	0	11	269	0	273	18	**
Grimsby	50	0	0	0	0	0	0	0	50	0	n/a
Brantford CMA	36	16	0	0	5	26	0	3	41	45	-8.9
Brant County	13	n/a	0	n/a	0	n/a	0	n/a	13	n/a	n/a
Brantford City	23	6	0	0	5	15	0	0	28	21	33.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Hamilton CMA	783	981	72	48	532	617	563	219	1950	1865	4.6
City of Hamilton	628	853	64	46	324	520	84	33	1100	1452	-24.2
Former Hamilton City	152	160	22	0	46	86	76	33	296	279	6.1
Stoney Creek City	98	128	34	30	42	171	0	0	174	329	-47.1
Ancaster City	162	191	0	0	32	59	6	0	200	250	-20.0
Dundas Town	4	7	0	0	0	0	0	0	4	7	-42.9
Flamborough	42	139	6	4	24	112	2	0	74	255	-71.0
Glanbrook	170	228	2	12	180	92	0	0	352	332	6.0
City of Burlington	68	94	8	2	77	89	479	186	632	371	70.4
Grimsby	87	34	0	0	131	8	0	0	218	42	**
Brantford CMA	223	199	6	8	66	124	0	3	295	334	-11.7
Brant County	90	n/a	0	n/a	21	n/a	0	n/a	111	n/a	n/a
Brantford City	133	139	6	6	45	113	0	0	184	258	-28.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Hamilton CMA	4	54	0	0	232	0	37	0
City of Hamilton	4	43	0	0	0	0	0	0
Former Hamilton City	0	8	0	0	0	0	0	0
Stoney Creek City	0	17	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	7	0	0	0	0	0	0
Glanbrook	4	11	0	0	0	0	0	0
City of Burlington	0	11	0	0	232	0	37	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	5	26	0	0	0	3	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	5	15	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	532	617	0	0	524	219	39	0
City of Hamilton	324	520	0	0	82	33	2	0
Former Hamilton City	46	86	0	0	76	33	0	0
Stoney Creek City	42	171	0	0	0	0	0	0
Ancaster City	32	59	0	0	6	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	24	112	0	0	0	0	2	0
Glanbrook	180	92	0	0	0	0	0	0
City of Burlington	77	89	0	0	442	186	37	0
Grimsby	131	8	0	0	0	0	0	0
Brantford CMA	61	117	5	7	0	3	0	0
Brant County	21	n/a	0	n/a	0	n/a	0	n/a
Brantford City	40	106	5	7	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Hamilton CMA	73	152	233	30	37	0	343	182
City of Hamilton	20	145	0	19	0	0	20	164
Former Hamilton City	1	32	0	0	0	0	1	32
Stoney Creek City	11	32	0	7	0	0	11	39
Ancaster City	3	21	0	1	0	0	3	22
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	0	27	0	0	0	0	0	27
Glanbrook	5	32	0	11	0	0	5	43
City of Burlington	4	7	232	11	37	0	273	18
Grimsby	49	0	1	0	0	0	50	0
Brantford CMA	41	24	0	21	0	0	41	45
Brant County	13	n/a	0	n/a	0	n/a	13	n/a
Brantford City	28	14	0	7	0	0	28	21

Table 3.5: Completions by Submarket and by Intended Market
January - October 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	1,149	1,370	762	495	39	0	1,950	1,865
City of Hamilton	930	1,205	168	247	2	0	1,100	1,452
Former Hamilton City	199	239	97	40	0	0	296	279
Stoney Creek City	166	249	8	80	0	0	174	329
Ancaster City	198	188	2	62	0	0	200	250
Dundas Town	4	7	0	0	0	0	4	7
Flamborough	60	255	12	0	2	0	74	255
Glanbrook	303	267	49	65	0	0	352	332
City of Burlington	91	131	504	240	37	0	632	371
Grimsby	128	34	90	8	0	0	218	42
Brantford CMA	249	273	40	54	6	7	295	334
Brant County	91	n/a	20	n/a	0	n/a	111	n/a
Brantford City	158	211	20	40	6	7	184	258

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
October 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	679,900	667,755
October 2013	8	6.7	23	19.3	35	29.4	27	22.7	26	21.8	119	439,900	454,649
Year-to-date 2014	64	10.3	64	10.3	127	20.4	126	20.3	241	38.7	622	471,067	495,738
Year-to-date 2013	82	9.7	159	18.8	187	22.1	137	16.2	280	33.1	845	449,900	479,402
Former Hamilton City													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	1	4.3	8	34.8	8	34.8	4	17.4	2	8.7	23	407,000	419,702
Year-to-date 2014	7	4.6	25	16.4	60	39.5	26	17.1	34	22.4	152	429,125	462,151
Year-to-date 2013	11	6.9	43	26.9	57	35.6	26	16.3	23	14.4	160	420,235	433,547
Stoney Creek City													
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	679,900	667,755
October 2013	1	5.9	1	5.9	7	41.2	6	35.3	2	11.8	17	449,900	453,594
Year-to-date 2014	8	7.3	7	6.4	13	11.9	8	7.3	73	67.0	109	549,900	545,031
Year-to-date 2013	3	2.4	31	24.4	40	31.5	27	21.3	26	20.5	127	439,900	470,971
Ancaster City													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	0	0.0	1	4.8	1	4.8	7	33.3	12	57.1	21	507,900	531,699
Year-to-date 2014	2	1.3	12	7.5	21	13.2	38	23.9	86	54.1	159	507,900	542,512
Year-to-date 2013	2	1.1	12	6.4	29	15.4	40	21.3	105	55.9	188	510,495	551,859
Dundas Town													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Year-to-date 2013	2	33.3	0	0.0	1	16.7	1	16.7	2	33.3	6	--	--
Flamborough													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	1	5.0	5	25.0	5	25.0	3	15.0	6	30.0	20	429,000	453,050
Year-to-date 2014	3	8.1	2	5.4	0	0.0	8	21.6	24	64.9	37	534,990	571,449
Year-to-date 2013	5	3.7	14	10.4	14	10.4	12	8.9	90	66.7	135	569,000	554,669
Glanbrook													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	5	13.5	8	21.6	13	35.1	7	18.9	4	10.8	37	416,000	434,793
Year-to-date 2014	44	27.3	18	11.2	32	19.9	46	28.6	21	13.0	161	430,000	423,732
Year-to-date 2013	59	25.8	59	25.8	46	20.1	31	13.5	34	14.8	229	397,990	413,166
City of Burlington													
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2014	1	1.5	1	1.5	0	0.0	0	0.0	66	97.1	68	700,000	1,279,878
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	1.0	95	99.0	96	694,990	923,923
Grimsby													
October 2014	0	0.0	1	1.9	17	32.7	17	32.7	17	32.7	52	478,490	484,908
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	3	3.6	5	6.0	24	28.6	26	31.0	26	31.0	84	477,195	475,530
Year-to-date 2013	0	0.0	2	5.4	6	16.2	16	43.2	13	35.1	37	495,900	505,094

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
October 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
October 2014	0	0.0	1	1.5	17	25.4	17	25.4	32	47.8	67	495,490	590,455
October 2013	8	6.3	23	18.3	35	27.8	27	21.4	33	26.2	126	448,695	471,113
Year-to-date 2014	68	8.8	70	9.0	151	19.5	152	19.6	333	43.0	774	485,000	562,436
Year-to-date 2013	82	8.4	161	16.5	193	19.7	154	15.7	388	39.7	978	465,000	524,008

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
October 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
October 2014	4	50.0	1	12.5	0	0.0	1	12.5	2	25.0	8	--	--
October 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2014	15	17.9	11	13.1	7	8.3	9	10.7	42	50.0	84	492,500	510,702
Year-to-date 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
October 2014	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	--	--
October 2013	3	60.0	1	20.0	0	0.0	1	20.0	0	0.0	5	--	--
Year-to-date 2014	55	43.7	65	51.6	3	2.4	1	0.8	2	1.6	126	357,495	343,898
Year-to-date 2013	96	65.8	31	21.2	8	5.5	10	6.8	1	0.7	146	332,500	324,598
Brantford CMA													
October 2014	12	70.6	2	11.8	0	0.0	1	5.9	2	11.8	17	273,990	315,939
October 2013	5	33.3	2	13.3	1	6.7	2	13.3	5	33.3	15	425,000	431,313
Year-to-date 2014	70	33.3	76	36.2	10	4.8	10	4.8	44	21.0	210	379,945	410,619
Year-to-date 2013	109	50.9	38	17.8	17	7.9	17	7.9	33	15.4	214	345,000	388,460

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2014

Submarket	Oct 2014	Oct 2013	% Change	YTD 2014	YTD 2013	% Change
Hamilton CMA	590,455	471,113	25.3	562,436	524,008	7.3
City of Hamilton	667,755	454,649	46.9	495,738	479,402	3.4
Former Hamilton City	--	419,702	n/a	462,151	433,547	6.6
Stoney Creek City	667,755	453,594	47.2	545,031	470,971	15.7
Ancaster City	--	531,699	n/a	542,512	551,859	-1.7
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	453,050	n/a	571,449	554,669	3.0
Glanbrook	--	434,793	n/a	423,732	413,166	2.6
City of Burlington	--	--	n/a	1,279,878	923,923	38.5
Grimsby	484,908	--	n/a	475,530	505,094	-5.9
Brantford CMA	315,939	431,313	-26.7	410,619	388,460	5.7
Brant County	--	n/a	n/a	510,702	n/a	n/a
Brantford City	--	--	n/a	343,898	324,598	5.9

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
October 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	719	-7.0	1,050	1,459	1,545	68.0	349,943	4.7	360,555
	February	912	-15.9	1,035	1,390	1,491	69.4	375,381	5.2	369,457
	March	1,121	-14.6	1,081	1,765	1,598	67.6	388,147	9.9	377,494
	April	1,456	4.4	1,087	2,002	1,529	71.1	379,308	0.4	374,363
	May	1,540	2.8	1,131	2,087	1,564	72.3	416,664	12.8	399,294
	June	1,313	1.4	1,130	1,836	1,605	70.4	390,572	7.5	381,731
	July	1,237	3.9	1,064	1,684	1,598	66.6	383,240	10.8	383,124
	August	1,151	7.6	1,176	1,509	1,661	70.8	376,284	3.2	384,955
	September	1,154	30.5	1,230	1,798	1,652	74.5	390,638	8.7	390,737
	October	1,157	9.8	1,139	1,581	1,593	71.5	384,534	4.6	387,653
	November	1,022	13.1	1,213	1,177	1,595	76.1	368,947	-0.1	368,444
	December	689	19.8	1,137	529	1,387	82.0	371,037	10.3	396,890
2014	January	742	3.2	1,070	1,349	1,484	72.1	386,451	10.4	398,584
	February	922	1.1	1,044	1,306	1,423	73.4	398,239	6.1	393,440
	March	1,215	8.4	1,111	1,731	1,509	73.6	410,553	5.8	404,191
	April	1,427	-2.0	1,149	2,089	1,639	70.1	414,736	9.3	400,385
	May	1,605	4.2	1,229	2,309	1,709	71.9	406,007	-2.6	392,511
	June	1,525	16.1	1,232	2,077	1,720	71.6	409,195	4.8	400,661
	July	1,496	20.9	1,264	1,808	1,665	75.9	412,694	7.7	409,653
	August	1,164	1.1	1,226	1,447	1,642	74.7	397,938	5.8	405,960
	September	1,227	6.3	1,233	1,881	1,623	76.0	411,699	5.4	412,044
	October	1,208	4.4	1,215	1,669	1,696	71.6	420,565	9.4	420,778
	November									
	December									
	Q3 2013	3,542	12.7		4,991			383,390	7.7	
	Q3 2014	3,887	9.7		5,136			407,961	6.4	
	YTD 2013	11,760	1.8		17,111			385,944	7.1	
	YTD 2014	12,531	6.6		17,666			408,110	5.7	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
October 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	118	12.4	158	295	288	54.9	274,505	21.2	274,505
	February	158	4.6	170	246	279	60.9	242,110	7.0	242,110
	March	173	-14.8	172	271	276	62.3	257,618	10.3	257,618
	April	213	12.7	170	383	285	59.6	270,767	12.2	270,767
	May	236	11.3	172	370	288	59.7	263,039	2.6	263,039
	June	245	31.7	215	303	286	75.2	261,989	2.0	261,989
	July	183	0.5	149	288	259	57.5	250,496	-0.9	250,496
	August	172	-8.0	164	243	267	61.4	276,740	10.9	276,740
	September	173	16.1	162	277	275	58.9	259,138	8.2	259,138
	October	172	-6.0	171	267	275	62.2	272,641	6.4	272,641
	November	214	39.9	241	190	245	98.4	260,794	4.7	260,794
	December	173	108.4	285	87	197	144.7	286,599	17.3	286,599
2014	January	97	-17.8	126	193	207	60.9	245,837	-10.4	245,837
	February	110	-30.4	120	166	194	61.9	254,870	5.3	254,870
	March	161	-6.9	163	249	232	70.3	275,975	7.1	275,975
	April	168	-21.1	149	297	243	61.3	277,189	2.4	277,189
	May	218	-7.6	176	323	248	71.0	276,995	5.3	276,995
	June	244	-0.4	191	278	246	77.6	254,012	-3.0	254,012
	July	247	35.0	206	318	275	74.9	286,415	14.3	286,415
	August	193	12.2	195	261	273	71.4	264,296	-4.5	264,296
	September	190	9.8	177	270	232	76.3	262,552	1.3	262,552
	October	178	3.5	179	237	250	71.6	299,147	9.7	299,147
	November									
	December									
	Q3 2013	528	1.9		808			261,877	5.7	
	Q3 2014	630	19.3		849			272,442	4.0	
	YTD 2013	1,843	5.5		2,943			262,786	7.2	
	YTD 2014	1,806	-2.0		2,592			271,391	3.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
October 2014

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	107.0	121.3	384.1	5.9	65.0	906
	February	595	3.00	5.24	107.1	122.8	387.8	5.8	65.5	897
	March	590	3.00	5.14	107.3	123.2	386.2	6.2	65.5	889
	April	590	3.00	5.14	108.2	122.9	382.6	6.7	65.2	894
	May	590	3.00	5.14	108.5	123.0	379.7	6.9	64.7	912
	June	590	3.14	5.14	108.3	123.2	377.9	6.2	63.9	920
	July	590	3.14	5.14	108.5	123.4	376.8	6.1	63.6	925
	August	601	3.14	5.34	108.5	123.4	369.0	6.5	62.5	916
	September	601	3.14	5.34	108.6	123.5	366.0	7.0	62.2	916
	October	601	3.14	5.34	109.3	123.3	366.0	7.1	62.2	908
	November	601	3.14	5.34	109.8	123.3	369.4	6.7	62.5	913
	December	601	3.14	5.34	109.8	123.1	372.4	6.6	62.9	905
2014	January	595	3.14	5.24	109.6	123.3	375	6.0	62.9	906
	February	595	3.14	5.24	110.0	124.6	379.6	5.9	63.6	900
	March	581	3.14	4.99	110.1	125.1	383.4	5.8	64.1	920
	April	570	3.14	4.79	110.3	125.9	384.3	6.4	64.6	936
	May	570	3.14	4.79	110.6	126.5	383.0	6.9	64.6	945
	June	570	3.14	4.79	111.3	126.9	383.4	7.2	64.9	947
	July	570	3.14	4.79	111.5	126.5	386.3	6.9	65.0	941
	August	570	3.14	4.79	111.8	126.5	389.2	6.3	65.1	945
	September	570	3.14	4.79	112.0	126.7	390.2	6.0	64.9	941
	October	570	3.14	4.79		126.8	388.4	5.6	64.4	934
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
October 2014

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	116.2	121.3	67.9	7.7	67.6	861
	February	595	3.00	5.24	116.2	122.8	68.7	7.7	68.2	869
	March	590	3.00	5.14	116.3	123.2	68.9	7.6	68.5	861
	April	590	3.00	5.14	116.5	122.9	68.5	7.6	67.9	849
	May	590	3.00	5.14	116.6	123.0	68.7	7.2	67.8	827
	June	590	3.14	5.14	116.6	123.2	69.0	6.6	67.7	808
	July	590	3.14	5.14	116.9	123.4	68.5	6.7	67.2	795
	August	601	3.14	5.34	117.0	123.4	68.8	6.9	67.6	784
	September	601	3.14	5.34	117.0	123.5	68.7	5.8	66.8	783
	October	601	3.14	5.34	117.1	123.3	69.0	4.8	66.3	793
	November	601	3.14	5.34	117.2	123.3	68.3	4.1	65.0	810
	December	601	3.14	5.34	117.4	123.1	66.9	5.1	64.5	822
2014	January	595	3.14	5.24	117.5	123.3	66	5.9	64.4	831
	February	595	3.14	5.24	117.9	124.6	65.9	7.1	64.7	829
	March	581	3.14	4.99	117.9	125.1	66.7	7.4	65.6	821
	April	570	3.14	4.79	118.4	125.9	67.7	7.0	66.5	829
	May	570	3.14	4.79	118.4	126.5	68.7	7.2	67.4	838
	June	570	3.14	4.79	118.8	126.9	68.7	6.7	67.0	848
	July	570	3.14	4.79	118.7	126.5	68.3	6.6	66.5	844
	August	570	3.14	4.79	119.1	126.5	67.6	6.2	65.5	859
	September	570	3.14	4.79	119.3	126.7	67.1	6.7	65.4	885
	October	570	3.14	4.79		126.8	67.3	6.7	65.5	899
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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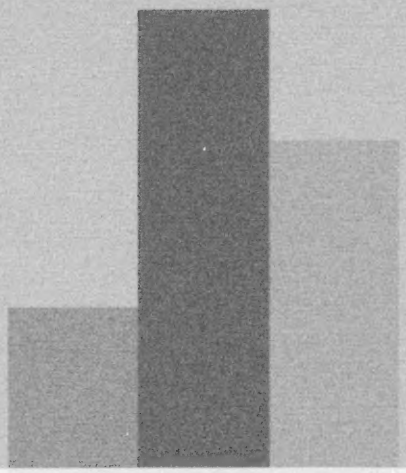

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